



North Essex
Economic
Board



North Essex Gateway to Growth

What North Essex can offer your business

Investing in North Essex



Welcome to North Essex, the Gateway to Growth

North Essex presents a strategic location for business investment and growth, combining proactive economic development initiatives, superior infrastructure, comprehensive business support, and a skilled workforce to create a conducive environment for business success.

The last few years has seen significant investment into the region through carefully crafted infrastructure, support and growth programmes to further enhance our offering and stimulate economic growth.

CAMBRIDGE
14 MILES



LONDON
20 MILES
Epping to Central London

Mainline Train Stations

-  London Stansted Airport
Direct to Cambridge and London Liverpool Street
-  Southminster
-  Braintree
-  Harwich International
-  Chelmsford
-  Clacton on Sea
-  Colchester
-  Manningtree

Key

-  London Stansted Airport
-  University of Essex - Colchester Campus
-  Anglia Ruskin University - Chelmsford
-  Southend Airport
-  Central Line Underground into London (Epping Station)
-  Elizabeth Line Underground into London (Brentwood Station)

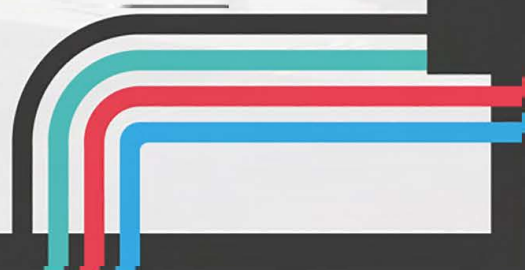
Ideas

People

Infrastructure

Business

Places





What North Essex has to offer businesses

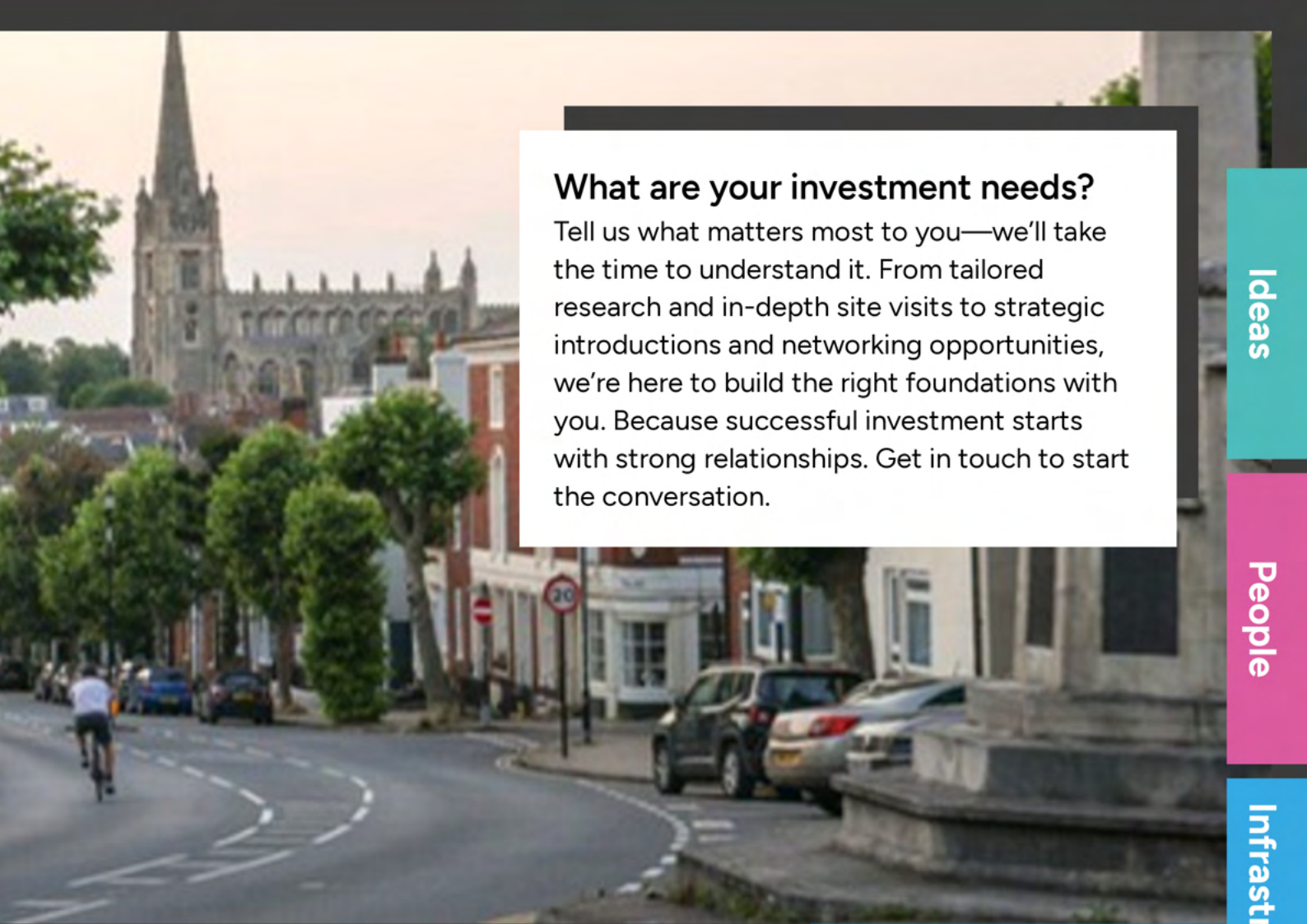
An environment focused on innovation and growth

Enhancing the local economy by supporting entrepreneurship, facilitating knowledge exchange between educational institutions and businesses, and addressing skills gaps through targeted training programmes.



Highly Skilled and Creative Workforce

The University of Essex, Anglia Ruskin University, and our great local schools and colleges mean that a highly skilled, creative and growing workforce is ready to power your business.



What are your investment needs?

Tell us what matters most to you—we'll take the time to understand it. From tailored research and in-depth site visits to strategic introductions and networking opportunities, we're here to build the right foundations with you. Because successful investment starts with strong relationships. Get in touch to start the conversation.

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Strong Location Links

Our location offers exceptional connectivity—nestled between the dynamic commercial hubs of Cambridge and London and proudly home to London Stansted Airport, as well as the ports of Harwich and within touching distance of Felixstowe. Whatever your business, you'll benefit from outstanding national and international links.



Business



A growing business network

The region has a diverse economic base with strengths in sectors such as advanced engineering, manufacturing, digital, creative industries, and renewable energy. This diversity offers a fertile ground for businesses in various industries to collaborate and grow.

Places




Ideas

In North Essex, data and technology drive an innovative and growing multi-sector economy.

This is a region where bold ideas are encouraged, tested, and brought to life.

North Essex has built a strong foundation for innovation, underpinned by world-class research institutions, cutting-edge digital infrastructure, and a collaborative business environment that spans sectors from advanced manufacturing and life sciences to agri-tech, creative industries, and clean energy.

Here, innovation isn't just supported—it's actively nurtured.



Businesses benefit from close ties with leading universities, access to specialist R&D facilities, and thriving innovation hubs that foster collaboration between startups, established enterprises, and academia.

For over 50 years, the University of Essex has been the intellectual home of some of the world's leading research experts, now leading the way in data innovation and AI in the UK.

The Innovation Knowledge Gateway is a 38,000 sq ft facility that serves as a dynamic hub for technology and creative start-ups and scale-ups.

Anglia Ruskin University collaborates closely with businesses to drive growth, applying cutting-edge research and expertise to deliver practical solutions. From engineering and medical technology to sustainable health systems, they help futureproof businesses and keep them ahead of the competition.

**The University
of Essex is
#1 in the UK
for active
Innovate UK
funded KTPs**


Partnering for success

Knowledge Transfer Partnership (KTP) programme.

Working with Innovate UK and cutting-edge educational institutions in the county, businesses in North Essex can benefit from KTPs connecting them with rich academic expertise

By partnering companies with a university or research institution and a highly qualified graduate (known as a KTP Associate), KTPs help drive innovation and create long-term strategic growth.

The programme supports projects that tackle specific business challenges, improve processes, and develop innovative products and services, ensuring that both the company and the academic partner benefit from shared insights and advanced research.



Find out more about the
Knowledge Transfer Partnership Programme
by visiting www.iuk-ktp.org.uk

The benefits of partnership

KTPs help you gain a competitive edge and ultimately improve profitability through:

- Access to highly qualified and motivated graduates
- Innovative solutions to help your business grow
- Investment in research and development
- KTPs are eligible for R&D tax credits
- Receive expert support from application development to post award project management

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50 active KTP's

The University of Essex has 50 active KTPs across 12 academic departments, schools and institutes

130 companies

Over 130 companies supported through KTPs since 2001

700 researchers

Over 700 researchers are undertaking world-leading research

£10 million+

The Essex Knowledge Transfer Partnership portfolio value is worth over £10 million

Rewarding innovation and talent

Aconda Industrial Carriers: Innovation in Motion

Winner of The King's Award for Enterprise in Innovation

In 2025, Aconda Industrial Carriers, a North Essex-based engineering company achieved one of the most prestigious honours available to UK businesses: the King's Award for Enterprise in Innovation. For a company only seven years old and employing just nine people at the time of its application, the award represents not only a milestone in its growth but a powerful validation of its transformative impact in its industry.

A Business Built to Solve Problems

Formerly known as Tracked Carriers, Aconda was founded with a clear purpose: to rethink the way heavy materials are moved when traditional equipment can't cope. Its Managing Director and founder, Tom Cannon recognised a recurring challenge across industries such as construction, engineering, and industrial maintenance. Large and awkward materials often need to be transported through confined, uneven or hazardous spaces where wheeled machinery and forklifts are ineffective or unsafe.

Aconda's answer was a new category of load-moving technology. It designs and manufactures compact, battery-powered and remote-controlled tracked carriers capable of transporting loads of up to 4,000 kg. Unlike conventional wheeled transport solutions, these carriers can operate on mud, gravel, steep slopes and even stairs.

Engineering Excellence from Essex

Headquartered in Witham, Essex, Aconda remains proudly rooted in British manufacturing. All products are engineered and built locally, allowing the company to maintain rigorous quality control and respond swiftly to customer needs.

The company's culture emphasises precision, performance, and user-friendly design, making products that are not only powerful but intuitive to operate.

Aconda's technology is redefining material handling across multiple industries. Its products enable more efficient workflows, reduce reliance on large machinery and minimise manual labour risks.

Construction companies can now move steel beams, stone, glass, and heavy mechanical equipment on sites where forklifts can't reach.

In manufacturing, facilities can transport sensitive or bulky components through tight corridors without dismantling infrastructure. Even maintenance engineers use the machines to navigate multi-level buildings, aided by the carriers' ability to climb stairs. The result is not just improved productivity; it's a shift in what is physically possible.



ACONDA

INDUSTRIAL CARRIERS



Winning the King's Award for Enterprise

The King's Award for Enterprise in Innovation is reserved for organisations making groundbreaking contributions with measurable real-world impact.

Aconda's selection in 2025 places it among just 46 organisations to receive the (innovation) honour that year, highlighting the significance of its achievement.

The award acknowledges Aconda's pioneering role in revolutionising the movement of heavy loads in confined, uneven and hazardous environments. Its engineering advances have delivered safer handling, reduced risk, and improved operational efficiency, outcomes that align directly with the Award's criteria for innovation and commercial success.

From a small Essex workshop to a nationally celebrated innovator, Aconda Industrial Carriers has proven that big ideas don't require big teams, just bold thinking, expert engineering and a commitment to solving real-world problems.

"We're incredibly proud to be one of just 197 organisations to receive the King's Award for Enterprise. This honour reflects the hard work of our team, our dedication to British manufacturing and the game-changing impact our products are having in the field."

*Tom Cannon, Managing Director,
Aconda Industrial Carriers*

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People

With a strong foundation in education and training, the region produces a steady stream of talented professionals across a wide range of industries.

Anglia Ruskin University (ARU)

Anglia Ruskin University (ARU) has a strong reputation for a wide range of programmes in fields such as business, education, engineering, health, law, and the arts.

30,000– 35,000 students across 4 campuses

ARU's research impact is recognised both nationally and internationally, with some departments achieving significant accolades.

Chelmsford College

Chelmsford College delivers apprenticeships from Level 2 to Level 4 across various industries

The University of Essex

**Complete University Guide 2026:
29th out of 130 UK universities.**

A community of over 19,000 students from more than 140 countries.

The University of Essex is renowned for its research quality, particularly in the social sciences.

Lord Ashcroft Building



North Essex leads with apprenticeship uptake in the South East

Local firms report up to £18,000 in annual productivity gains per apprentice, with 80% of employers saying they boost retention.

Colchester Institute

As the largest apprenticeship provider in Greater Essex, Colchester Institute supports over 8,000 students across Colchester and Braintree campuses

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North Essex is also home to some of the UK's top-performing secondary schools, providing a strong academic foundation and a pipeline of high-achieving students.

Among them, Colchester Royal Grammar School (7th), King Edward VI Grammar School (9th), and Chelmsford County High School for Girls (20th) all feature in The Times' top 20 national league table of secondary schools.

Infrastructure

North Essex is exceptionally well connected, strategically positioned between the thriving commercial centres of Cambridge and London.

With London Stansted and Southend Airport and the major ports of Harwich and Felixstowe within easy reach, North Essex offers outstanding access to both national and international markets. Planned major infrastructure investments will further accelerate its growth, positioning North Essex as a rising economic powerhouse.



Beaulieu Park



London-Linked, Growth Ready

The areas of Chelmsford, Shenfield and Brentwood offer investors an enviable blend of green spaces, digital infrastructure, and direct proximity to London. Bordering the capital, the district boasts multiple Central Line tube stations—including Epping, Loughton, and Buckhurst Hill— placing key parts of the area within 35–45 minutes of Central London.

It's also close to the Elizabeth Line, unlocking rapid access to Canary Wharf, the West End, and Heathrow. Fast mainline rail services via Stansted Express and Greater Anglia connect towns like Harlow and Roydon directly to London Liverpool Street, the heart of the UK's financial sector.




London Stansted Airport

Connecting the UK to **190 destinations in 39 countries**

The United Kingdom's **3rd largest cargo airport**

Connecting the UK to over 200 destinations in 40 countries. London Stansted Airport is the UK's 3rd largest cargo airport, handling more than 250,000 tonnes of cargo annually. Work has begun on a £1.1 billion investment plan aimed at expanding and modernising its facilities over the next 5 years. The expansion is expected to create over 4,500 jobs and accommodate up to 51 million passengers annually, reflecting the airport's role in enhancing global connectivity and supporting economic growth.





Harwich, Bathside Bay Freeport

We're **building a low-carbon regional economy** — supporting investment, creating jobs, and driving innovation while protecting our rich biodiversity.

Bathside Bay, Harwich is a 130-hectare expansion of existing port facilities, perfectly located for the offshore wind industry including manufacturing, assembly and installation.

Part of Freeport East, Bathside Bay can offer a bespoke customs operations alongside a host of investment incentives.



Harwich International Port is one of the UK's leading multi-purpose freight and passenger ports, with superb road and rail links to the Midlands, London and the South East.

The port includes

77,900 sqm

of manufacturing facilities, offices and workshops



FREEPORT EAST | **FELIXSTOWE GATEWAY 14 HARWICH**

A GLOBAL FREEPORT FOR A GLOBAL BRITAIN

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Digital Connectivity

Digital investment is at the centre of the area's growth

In Essex overall, nearly 99% of premises (businesses and homes) now have access to some form of fibre (FTTC/FTTP) with 73.5% full-fibre and 87% gigabit-capable coverage

In January 2025, the UK Government introduced Project Gigabit, a £289 million investment to extend gigabit-level fibre internet to rural areas. This initiative seeks to bridge the digital divide by providing high-speed broadband to underserved communities.

Essex County Council's Digital Essex strategy aims for complete superfast coverage by end-2025, **gigabit capability to 85%+ of addresses**, near-total 4G, and targeted 5G rollouts at major employment sites.

North Essex is becoming a digital-first region with comprehensive public and private investment closing the infrastructure gap. This not only enhances business competitiveness but also creates local employment and training pathways.





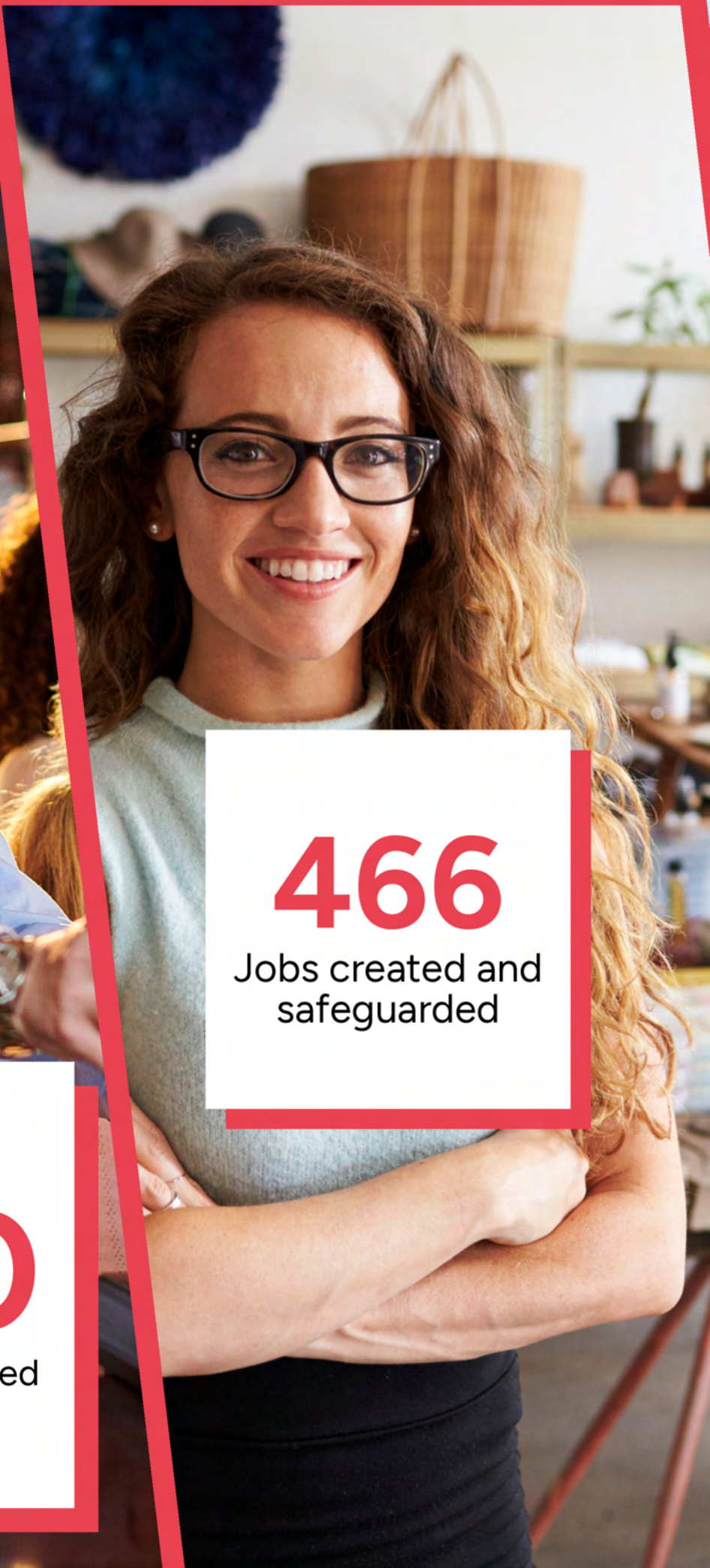
Investment in Business

The North Essex Economic Board strategic priorities include a commitment to driving economic and business growth across the region.

Investing over **£2M over the last 5 years**, NEEB facilitates programmes of support for businesses across the region to access dedicated, tailored and expert advice and training.



1930
Businesses supported



466
Jobs created and
safeguarded

Priority Sectors

North Essex Nurtures a Multi Sector growth economy that includes:



ADVANCED MANUFACTURING & ENGINEERING

North Essex is a hub of advanced engineering and manufacturing excellence, driving innovation in aerospace, defence, precision engineering, and sustainable technologies. With strong transport links, skilled talent, and industry collaboration, the region combines digital innovation and automation to deliver high-value engineering solutions and products, powering growth across the UK and global markets.

CREATIVE & DIGITAL INDUSTRIES

North Essex is a dynamic hub for both creative and digital industries, blending innovation, talent, and collaboration. From digital media, software, and design to film, performance, and immersive technologies, the region's strong networks, cutting-edge workspaces, and supportive business ecosystem make it an ideal location for creative and digital enterprises to thrive and grow.



CONSTRUCTION AND INNOVATION

North Essex is at the forefront of construction and innovation, with projects like the Tendring Enterprise Zone and sustainable housing initiatives in Colchester driving growth. The region combines advanced building technologies, modular construction, and smart infrastructure, supported by skilled professionals and collaborative networks, offering investors a prime location to shape the future of the built environment.

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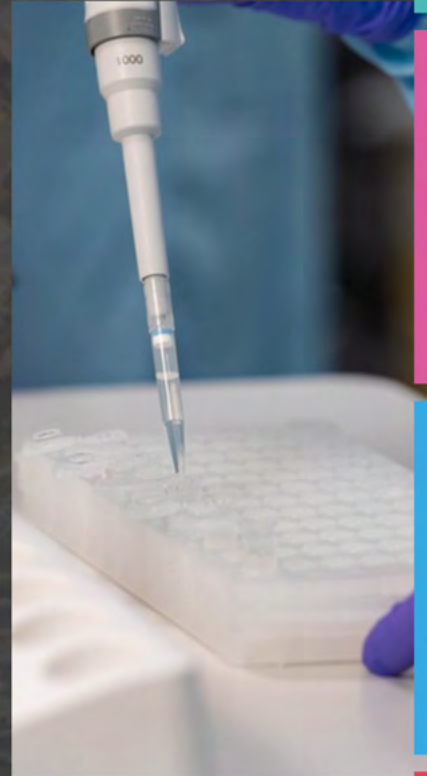
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PROFESSIONAL SERVICES

We offer a strong foundation for professional services and support industries, with a skilled workforce, excellent transport links, and a collaborative business environment. From finance and legal to consultancy and business support, the region provides the expertise, infrastructure, and connectivity that help professional firms thrive and expand.



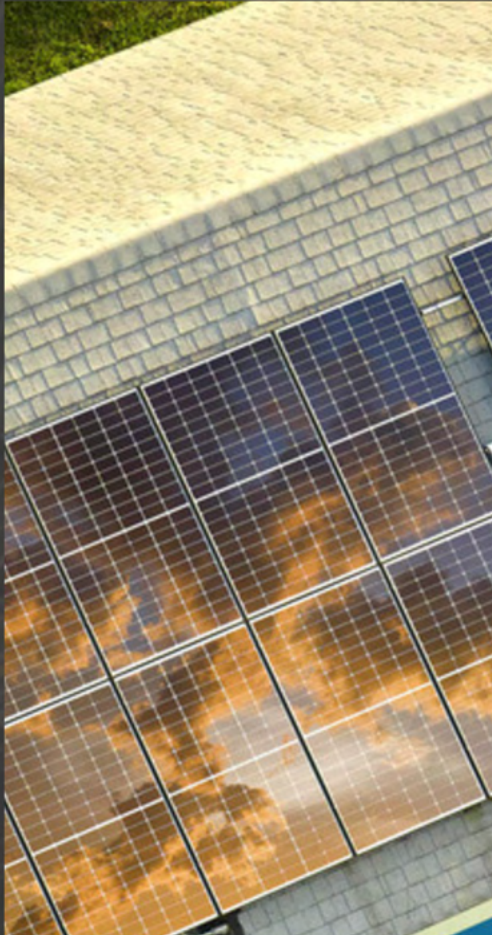
LIFE SCIENCES & INNOVATION

We're home to a growing life sciences sector, driven by innovation, collaboration, and access to leading research institutions. With strengths in biotechnology, healthcare, and medical technology, the region offers world-class facilities, skilled talent, and strong links to London and Cambridge, making it ideal for pioneering life sciences businesses.



CLEAN ENERGY

We're leading the way in clean energy innovation, driving growth in renewable technologies, sustainable infrastructure, and green manufacturing. With strong investment in research, skills, and low-carbon initiatives, the region provides a forward-thinking environment for businesses committed to shaping a sustainable future and capitalising on the UK's green economy.



A hotspot for growth and innovation



Northern Gateway Development, Colchester

With excellent digital connectivity, easy access to the regional transport network, and high-quality urban design, the Northern Gateway brings together living, playing, working and doing business.

Just 1 mile from Colchester's mainline rail station, Northern Gateway offers just under 20 acres for the development of 484,000 sq ft (45,000 sq m) of space.

Northern Gateway is set to become a thriving and well-connected community, delivering much-needed homes while prioritising infrastructure, green space, and sustainable living.

Find out more about this development at www.northerngatewaycolchester.co.uk/

Chesterford Research Park, Saffron Walden

Set in over 250 acres of scenic parkland, Chesterford Research Park is a leading location for life sciences in the Greater Cambridge area, **one of the world's foremost clusters for R&D innovation.**

The opportunity offers scalable development land with strong infrastructure, access to talent, and existing occupiers ranging from start-ups to global pharmaceutical firms. With continued growth in demand for high-quality lab-enabled space, the site provides institutional investors with long-term income prospects through phased delivery of purpose-built facilities. Existing successful occupiers include AstraZeneca, Domainex, and Illumina.



The proposed development will intensify land use across the remainder of the site, enhancing its contribution to the regional innovation economy and reinforcing its role as a key employment and investment destination in Greater Cambridge.

Find out more about this development at

www.chesterfordresearchpark.com

Freeport East

Freeport East delivers a compelling value proposition for investors in North Essex.

Anchored by the UK's largest container port at Felixstowe, the European ferry gateway at Harwich, and the expansive Gateway 14 logistics park, it offers unmatched access to global markets via sea, rail, and road networks.

With the major ports of Harwich and Felixstowe both within a short distance of the area, North Essex offers outstanding access to both national and international markets. Planned major infrastructure investments will further accelerate its growth, positioning North Essex as a rising economic powerhouse.

With £25 million in government funding and up to £500 million in anticipated investment, Freeport East is poised to create 13,500 new jobs and add £5.5 billion in GVA over the next decade.

By offering tax reliefs, simplified customs, and retained business rates, the Freeport stimulates investment in high-growth sectors like green hydrogen, offshore wind, clean fuels, logistics, and advanced manufacturing.

Additionally, Freeport East invests directly into the region—allocating 100% of locally generated business-rate growth to skills, innovation, and infrastructure. This includes major projects like the £18 million Gateway 14 Innovation & Skills Centre and a Green Energy Hub at Harwich's Bathside Bay.

Poised to create
13,500
new jobs over the next decade

**FREEPORT
EAST** | **FELIXSTOWE
GATEWAY 14
HARWICH**

A GLOBAL FREEPORT FOR A GLOBAL BRITAIN

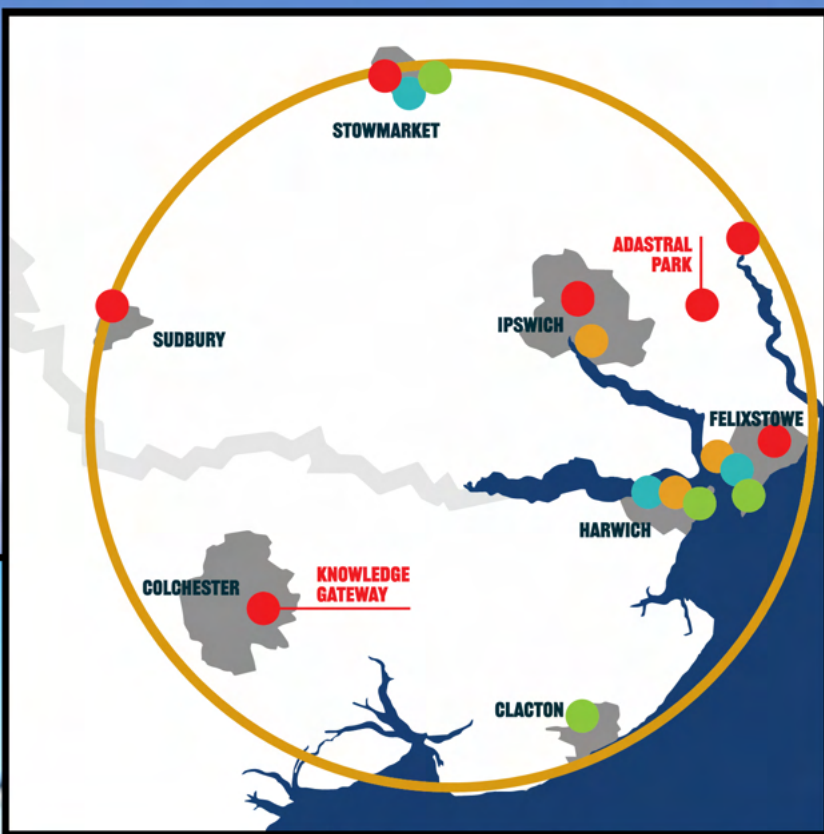
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North Essex is the cultural and green heart of Essex and is part of an Area of Outstanding Natural Beauty providing a historic recreational destination and thriving visitor economy, from countryside to coast.

Home to Britain's First City in Colchester, North Essex is rich in heritage but with a focus on the future, with a strong performing and visual arts culture and a vibrant food and drink industry.





Epping
Forest
SHOPPING PARK

next

TKmaxx

ALDI

Card Factory

JD

pets at home

hobbycraft

INDUSTRIAL
MAGAZINE



SMYTHS

COSTA

EGGS

home bargains

Owned by



Woolworth



Innovation Corridor

North Essex is uniquely positioned in the UK's internationally recognised Innovation Corridor between Cambridge and London.

The UK Innovation Corridor partnership connects the private and public sectors to support company growth, provide land for development, and promote skills-driven partnerships, and is already home to many of the leading life data sciences, health technologies and advanced manufacturing companies.



Find out more about the UK Innovation Corridor

Website: www.innovationcorridor.uk

Email: john.mcgill@innovation.webfoleo.co.uk

Phone: +44 (0) 7941 381366



The Essex Sunshine Coast

Stretching across 36 miles of scenic coastline, the Essex Sunshine Coast—home to towns like Clacton, Harwich, and Walton-on-the-Naze—offers a unique mix of natural beauty, strong infrastructure, and economic momentum.

Backed by **over £30 million in regeneration projects**, including a proposed Green Energy Innovation Hub in Harwich, the region is emerging as a leader in clean energy, tourism, and sustainable development.

With Blue Flag beaches, vibrant communities, and strategic proximity to Freeport East, London, and major ports, the coast is ideal for investors looking to align with growth sectors like renewables, logistics, and hospitality.

Home to the long-running Clacton Airshow and Historic Harwich with Dovercourt Bay, the Essex Sunshine Coast is a must-visit destination for all the family.

Strong local leadership, improved transport links, and a focus on green infrastructure make the Essex Sunshine Coast a smart, future-facing investment location.

Find out more

Website: www.essex-sunshine-coast.org.uk/

Phone: [01255 686633](tel:01255686633)

Email:

For local visitor information

clactontic@tendringdc.gov.uk

For website enquiries events@tendringdc.gov.uk

Investing in North Essex

Be part of the fourth largest
economy in the UK

See investment opportunities in
North Essex and find out more





Opportunities in Braintree

A prime location offering great transport links, cost-effective space, talented people and flexible facilities

- 1 **Site name:** Hanger Field, Earls Colne
Site Type: Undeveloped
Local Authority: Braintree
Area HA: 2.945

Opportunity: It has already been granted a planning consent and some enabling works have been started. Neighbouring sectors are a mix of hospitality and leisure, office and manufacturing/logistic use.

- 2 **Site name:** Barlow Tyrie
Site Type: Industrial area
Local Authority: Braintree
Area HA: 3.45

Opportunity: This 3.45ha site sits to the rear of the established Barlow Tyrie Ltd business on Springwood Drive. The proposed site would in effect be an 'infill' development between existing commercial uses.

- 3 **Site name:** Lynderswood Farm
Site Type: Business Park
Local Authority: Braintree
Area HA: 3

Opportunity: South of Great Notley, includes a collection of commercial uses, including a large vehicle storage facility. The proposed designation comprises 3.0ha of land. Suited for E-class business units for SMEs of a variety of types.

- 4 **Site name:** Springwood Drive Industrial Estate
Site Type: Undeveloped
Local Authority: Braintree
Area HA: 5

Opportunity: Extension of Springwood Drive industrial estate

5 **Site name:** Horizon 120 Phase 2
Site Type: Undeveloped
Local Authority: Braintree
Area HA: 11

Opportunity: Extension of Phase 1.

Site name: Land to East of Bluebridge Ind Estate

6 **Site Type:** Undeveloped
Local Authority: Braintree
Area HA: 12.08

Opportunity: The proposed site sits to the east of the Bluebridge Industrial Estate in Halstead. The 12.08ha site would provide a significant addition to the existing stock. Includes parking and good access. Potential to increase critical mass.

7 **Site name:** Horizon 120 Phase 1
Site Type: Partially developed
Local Authority: Braintree
Area HA: 25.5

Opportunity: The final plot of Phase 1.

8 **Site name:** Pond Farm Field and Eastways extension, Witham
Site Type: Undeveloped
Local Authority: Braintree
Area HA: 21.742

Opportunity: West portion, Eastways extensions, (6.8ha) consented for B2/B8. Eastern (Pond Farm Field) is promoted as a transshipment site for road and rail which would involve the import and export of hard rock within England.

9 **Site name:** Gosfield Airport
Site Type: Business Park
Local Authority: Braintree
Area HA: 33.445

Opportunity: Gosfield Airport is an established employment land location, accessible directly from the A1017 including various low density industrial activities that might otherwise be unneighbourly.

10 **Site name:** Land to south of the A12 Kelvedon
Site Type: Undeveloped
Local Authority: Braintree
Area HA: 43.257

Opportunity: The land is clear and there are no obvious constraints to the development of the sites. Given the scale of the site, it has the potential to provide for strategic logistics uses.

Interested in an opportunity in the Braintree District?

Contact the Economic Development Team
at Braintree District Council

Address: Causeway House
Bocking End
Braintree
Essex
CM7 9HB

Telephone: [01376 552525](tel:01376552525)
Email: ecodev@braintree.gov.uk
Website: www.braintree.gov.uk



Braintree
District Council

Opportunities in Chelmsford

See investment sites across the Chelmsford District including locations near the new Beaulieu Park station and housing developments

Site name: CGC Channels Employment Hub
Site Type: Garden community
Local Authority: Chelmsford
Area HA: 0.128

1

Opportunity: Channels Employment Hub is a small-scale employment location supporting local enterprise within the wider Chelmsford Garden Community. The scheme provides approximately 1,440 sqm of commercial space, suitable for start-ups, small offices, and service-based businesses. Positioned close to new housing, village centres, and local amenities, the Employment Hub supports local job creation and reduces the need for longer commuting journeys.

Site name: CGC - Beaulieu Hub/ Central
Site Type: Undeveloped
Local Authority: Chelmsford
Area HA: 1.9

2

Opportunity: Beaulieu Hub is a centrally located employment area within the Chelmsford Garden Community, forming part of a comprehensive masterplan delivering new homes, village centres, schools, and green spaces. The Hub includes approximately 24,000 sqm of commercial floorspace, designed to accommodate office-based, professional, and knowledge-led businesses. Positioned close to the new railway station and local amenities, Beaulieu Hub offers a highly accessible working environment. The location supports the creation of a balanced community where employment, services, and homes are closely integrated, reducing the need to travel and supporting sustainable growth.

Site name: CGC Innovation Hub
Site Type: Garden Community
Local Authority: Chelmsford
Area HA: 3.392

3

Opportunity: Part of garden community Innovation Hub - potentially, 39,940 sqm.

Site name: CGC - Willow Employment Hub

Site Type: Garden Community

Local Authority: Chelmsford

Area HA: 3.632

- 4 **Opportunity:** Willow Hill is a landscape-led employment location within the Chelmsford Garden Community, set alongside new green infrastructure and the proposed Country Park. The site delivers approximately 15,556 sqm of employment space, suitable for a range of small to medium-scale businesses, including creative, technical, and specialist operators. Willow Hill benefits from strong links to Chelmsford city centre and the wider road network, while offering a high-quality setting that supports modern working practices.

Site name: East Chelmsford

Site Type: Greenfield

Local Authority: Chelmsford

Area HA: 10.02

- 5 **Opportunity:** A major growth location with an approved masterplan delivering 534 new homes, a new Country Park, and high-quality community infrastructure including an early-years nursery. The scheme includes 5,000 sqm of flexible commercial space, offering opportunities for offices, light industrial, and logistics operators within a rapidly expanding residential catchment.

Site name: CGC - Beaulieu Exchange Employment Area

Site Type: Undeveloped

Local Authority: Chelmsford

Area HA: 10.6

- 6 **Opportunity:** Beaulieu Xchange - 40,000 sqm - under development as part of garden community.

Site name: A12 Junction 18

Site Type: Garden Community

Local Authority: Chelmsford

Area HA: 17.782

- 7 **Opportunity:** A prime employment site with exceptional regional connectivity, located directly off the A12 at Junction 18 and minutes from Chelmsford's urban centre. The site sits next to the emerging East Chelmsford Garden Community, placing future businesses at the heart of a major growth corridor. With immediate access to the A414 and Sandon Park & Ride, the location offers unrivalled accessibility for workforce, customers, and logistics, making it ideal for advanced manufacturing, distribution, and high-value employment uses.

Interested in an opportunity in Chelmsford?

Contact the Economic Development Team at Chelmsford City Council

Address: Civic Centre
Duke Street
Chelmsford
Essex
CM1 1JE

Telephone: [01245 606568](tel:01245606568)

Email: economy.andgrowth@chelmsford.gov.uk



Opportunities in Colchester

Colchester District offers a dynamic economy, strong growth sectors, excellent connectivity including links to London, and a rich cultural heritage that supports both business and quality of life



1 **Site name:** Stanway
Site Type: Brownfield
Local Authority: Colchester
Area HA: 7.149

Opportunity: Pair of sites straddling Stanway Western Bypass on edge of Colchester.

2 **Site name:** Knowledge Gateway
Site Type: Research Park
Local Authority: Colchester
Area HA: 8.261

Opportunity: Adjacent to University of Essex; Identified Strategic Employment Area in the current and emerging Local Plan. Knowledge Gateway is on phase 4 of development over the past 15 years or so. Land Use Class: E(g)(i) and E(g)(ii).

3 **Site name:** Northern Gateway
Site Type: Undeveloped
Local Authority: Colchester
Area HA: 9.685

Opportunity: Site adjacent to J28 of the A12. Mid-development with key anchors in place: Community Stadium, new Sports Park, David Lloyd Leisure, restaurants and cafes and a walkway boulevard through the development. Land allocated here for residential, sport leisure and wellbeing, and prime office space. B2, B8, Sui Generis.


Interested in an opportunity in Colchester?

Contact the Economic Development Team at Colchester City Council

Address:
Rowan House,
33 Sheepen Road,
Colchester,
Essex
CO3 3WG

Email: Enterprise@colchester.gov.uk
Call: 01206 282222





Opportunities in Epping Forest

Epping Forest offers unrivalled connectivity; on the Central line to London and at the crossroads of the M11 and M25, giving businesses seamless access to regional, national and global markets.

Site name: North Weald Airfield
Site Type: Undeveloped
Local Authority: Epping Forest
Area HA: 10

1

Opportunity: Site adjacent to Google Data Park. The site offers an opportunity for development directly accessible from the A414 and connection to junction 7 of M11.

Interested in an opportunity in Epping Forest?

Contact the Economic Development Team at Epping Forest District Council

Address:
Epping Forest District Council,
323 High Street,
Epping,
Essex,
CM16 4BZ

Email:
economicdevelopment@eppingforestdc.gov.uk

Call: 01992 564567

Opportunities in the Maldon District

Offering a strong history of innovation and great potential for economic growth, the Maldon District has good road and air links - within easy reach of London, Chelmsford and Colchester as well as Stansted and Southend Airports.



1

Site name: Mapledean Poultry Farm
Site Type: Agricultural
Local Authority: Maldon
Area HA: 2.77

Opportunity: Behind an existing industrial area, with narrow access.

2

Site name: Wycke Hill, E1(r)
Site Type: Undeveloped
Local Authority: Maldon
Area HA: 4

Opportunity: Part of a large residential development in South West Maldon.

3 **Site name:** Extension to Great Hayes Business Centre
Site Type: Industrial estate
Local Authority: Maldon
Area HA: 6.051

Opportunity: Rural business park in Maldon District, South Woodham Ferrers.

4 **Site name:** Burnham Business Park
Site Type: Business park
Local Authority: Maldon
Area HA: 7.3

Opportunity: Site on the outskirts of Burnham-on-Crouch, part of a residential led mixed use development.

5 **Site name:** Beckingham Business Park
Site Type: Industrial estate
Local Authority: Maldon
Area HA: 7.663

Opportunity: Small extension to an established industrial area.

6 **Site name:** Oval Park Infill
Site Type: Business Park
Local Authority: Maldon
Area HA: 12.508

Opportunity: Existing site with a computer company already occupying.

Interested in an opportunity in the Maldon District?

Contact the Economic Development Team at Maldon District Council

Address:
Maldon District Council,
Council Offices
Princes Road
Maldon
Essex
CM9 5DL

Email: strategy.team@maldon.gov.uk

Call: 01992 564567

Website: www.maldon.gov.uk



MALDON DISTRICT COUNCIL



LOCATE
M A L D O N
D I S T R I C T

Opportunities in the Tendring District

Unrivalled access to main ports and transport links and offering the opportunity to base your business in the heart of one of the UK's Freeports



1 **Site name:** Stanton Europark
Site Type: Phase 3 about to build
Local Authority: Tendring
Area HA: <0.25
Opportunity: 3 units have B8 Consent and could be merged to provide up to 11,000 sq ft.

2 **Site name:** Freeport East Tax Site: J&J Holdings
Site Type: Undeveloped
Local Authority: Tendring
Area HA: 3.5

Opportunity: 2.5 acres of a larger site is available as the remainder (divided by an access road) is occupied by their long-term tenant Landguard Engineering Ltd on a 5-yr rolling lease. Part of the Landguard-occupied part and ALL of the other part have full Freeport Tax Reliefs.

3 **Site name:** Tendring Borders Garden Community (indicative)
Site Type: Garden Community (Proposed)
Local Authority: Tendring
Area HA: 7

Opportunity: Very large site on outskirts of Colchester, straddling into Tendring. Garden community proposed. Development Plan Document adopted and planning application for phase 1 submitted.

4 **Site name:** Land North of Brook Park, West Clacton
Site Type: Greenfield
Local Authority: Tendring
Area HA: 12.237

Opportunity: Site adjacent to Hartley Gardens, most likely to be residential-led mixed use.

5 **Site name:** Land South of Manheim, Frating
Site Type: Greenfield
Local Authority: Tendring
Area HA: 24.422

Opportunity: Greenfield site south of existing distribution facility.

6 **Site name:** Freeport East Tax site: Harwich International Port: Bathside Bay
Site Type: Undeveloped
Local Authority: Tendring
Area HA: 108

Opportunity: The shores of the Bay (pending securing finance to fill the expanse to create an open water Support Terminal, under 15 year additional use consent from 06/24, are particularly capable of receiving investment.

7 **Site name:** Hartley Gardens, Clacton
Site Type: Greenfield
Local Authority: Tendring
Area HA: 115.483

Opportunity: A large site, with a proportion indicated for employment uses (mainly residential)

Interested in an opportunity in the Tendring District?

Contact the Economic Development Team at Tendring District Council

Address:
Economic Growth
Town Hall
Station Road
Clacton-on-Sea
CO15 1SE

Email: tendring4growth@tendringdc.gov.uk

Call: 01255 686868

Website: www.tendring4growth.com

Tendring
District Council

Opportunities in the Uttlesford District

Uttlesford District combines a highly skilled workforce, strong transport links including proximity to London Stansted Airport, and an exceptional quality of life, making it an attractive destination for inward investment.

1

Site name: Chesterford Research Park
Site Type: Science Park
Local Authority: Uttlesford
Area HA: 59.69

Opportunity: Provides laboratory and office space for biotechnology, pharmaceutical and technology R&D companies. Current occupiers include AstraZeneca, Isogenica, Microbiotica and Biomodal. One built out, expected to create 1,700 jobs.

2

Site name: Northside Stansted
Site Type: Business Park
Local Authority: Uttlesford
Area HA: 68.887

Opportunity: On Airport area, consented. The site will offer design and build packages for warehouse, industrial and office buildings. The aspiration is to deliver a net-zero carbon logistics park to serve London and East Anglia regions.

Interested in an opportunity in the Uttlesford District?

Contact the Economic Development Team at Uttlesford District Council

Address:
Uttlesford District Council
Council Offices
London Road
Saffron Walden
CB11 4ER

Email: business@uttlesford.gov.uk

Call: 01799 510510

Website: www.uttlesford.gov.uk



Essex-wide opportunities

Essex's strategic location between London and Cambridge provides a world class business destination to set up and grow your business.

1

Site name: Harwich Valley
Site Type: Greenfield
Local Authority: Essex County Council
Area HA: 15.354

Opportunity: Greenfield site alongside the A120 just west of Harwich.

2

Site name: Harlow Innovation Park
Site Type: Science Park
Local Authority: Essex County Council
Area HA: 11.252

Opportunity: Development in the urban area of Harlow with 2 possible offers: Origin building (up to 15,000 sqm) and plots of up to 2ha for mid-tech industrial units, labs or office, available now.

3

Site name: Centurian Park
Site Type: Industrial Estate
Local Authority: Essex County Council / Tendring
Area HA: 10.793

Opportunity: Standalone industrial development at Horsley Cross. Site is close to completion and already partly let.

Interested in an investment site managed by Essex County Council?

Contact the Inward Investment Team

Address:
County Hall,
Market Road,
Chelmsford,
Essex,
CM1 1QH

Email: extraordinaryessex@essex.gov.uk

Website: www.extraordinaryessex.co.uk/invest



Essex County Council

Driving growth in the East of England

The North Essex Economic Board (NEEB) is a partnership of local authorities working collaboratively to drive investment, innovation, and sustainable economic growth across North Essex.

Through a shared commitment to business growth, infrastructure delivery, skills development, and place-making, NEEB brings together Braintree District Council, Maldon District Council, Tendring District Council, Uttlesford District Council, Colchester City Council, Chelmsford City Council, and Essex County Council, alongside the valued support of Epping Forest District Council in the development of this brochure. Together, the partnership is focused on creating a competitive, connected, and resilient regional economy that enables businesses and communities to thrive.





Be part of the future of North Essex



Visit neeb.org.uk

Find out more about our current strategy, programmes
and investment opportunities



North Essex
Economic
Board

